



# Oak Tree Farm Brynamman

Tree Condition Survey 10th April 2026

Membership No: TE03654



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|                                        |                                                                                                  |
|----------------------------------------|--------------------------------------------------------------------------------------------------|
| Site Location: Oak Tree Farm Brynamman | Report Reference: 04.26/OTF/V1                                                                   |
| Client: Joanne & Lynforde Isaac        | Date of Report: 10 <sup>th</sup> April 2026<br>Date of Site Visit(s): 9 <sup>th</sup> April 2026 |
| Report Prepared By: Liz Phillips       | Survey Carried Out By: Liz Phillips                                                              |

RTAC THE MOORING STONE, NEW WAY, PEMBROKE, SA72 4DY 07823331179 [info@rtactrees.co.uk](mailto:info@rtactrees.co.uk)

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## **1. Introduction**

### **1.1 Site Location**

1.1.1 Site Address: Oak Tree Farm, Lower Brynamman, Ammanford, SA18 1SN.

1.1.2 Ordnance Survey grid reference: SN714138.

### **1.2 Instructions**

1.2.1 RTAC has been instructed to carry out a condition and hazard assessment of the oak trees growing on the north boundary of Oak Tree Farm. The instruction was given by Joanne and Lynforde Isacc, the property owners.

### **1.3 Statutory Designations**

1.3.1 Lynforde Isaac has confirmed that the oak trees inspected for this report are covered by a Tree Preservation Order.

1.3.2 No works may be carried out to trees covered by a Tree Preservation Order or a Conservation Area Order without the consent of the Local Planning Authority, with the exception of the removal of dead, dying or dangerous trees, works to abate a nuisance and works in accordance with full planning consent.

### **1.4 Protected Wildlife**

1.4.1 Before any treeworks are carried out, the trees should be inspected for any evidence of bats or nesting birds.

1.4.2 It is an offence under the Wildlife and Countryside Act 1981 to intentionally:

- kill, injure, or take any wild bird;
- take, damage, or destroy the nest of a wild bird included in Schedule ZA1;
- take, damage, or destroy the nest of any wild bird while that nest is in use or being built; or
- take or destroy an egg of any wild bird,

1.4.3 It is also an offence to:

- deliberately capture, injure, or kill a bat;
- damage or destroy any structure or place which any bat uses for shelter or protection;
- disturb any bat while it is occupying a structure or place which it uses for shelter or protection; or
- obstruct access to any structure or place which any bat uses for shelter or protection.

## **1.5 Survey Methodology and Limitations**

1.5.1 The site visit was carried out on Thursday 9<sup>th</sup> April 2026. The weather was cold, overcast and drizzly but visibility was sufficient for the purposes of this survey.

1.5.2 All dimensions of trees recorded have been estimated.

1.5.3 Trees recorded have been tagged with two-inch diameter aluminium tags numbered from 0434 to 0444 inclusive.

1.5.4 Observations were made using Visual Tree Assessment (VTA) methodology (Mattheck 1994). The data was recorded using Pear Technology Pocket GIS on a Panasonic Toughpad FZ-G1. The tree survey was carried out by Liz Phillips TechArborA of RTAC. Liz has worked in the arboricultural industry for 20 years as a tree surgeon, surveyor, local authority tree officer and consultant.

1.5.5 All observations were made from the ground. No climbing surveys were carried out.

1.5.6 No soil samples were taken.

1.5.7 No invasive decay detection techniques have been used.

1.5.8 This report is valid for one year from the date of inspection. Trees are living organisms and no responsibility can be accepted by the surveyor for the failure of a tree or part of a tree due to adverse weather conditions, *force majeure*, or other unpredictable occurrences. It is the responsibility of the tree owner to inspect and maintain his or her trees on a regular basis.

## **2. Site Description**

2.1 Oak Tree Farm is a detached residential property set in approximately 1.5 acres of land and located on a hillside to the south of the small town of Brynamman. The property is surrounded by woodland and agricultural land with isolated residential dwellings to the north and west.

## **3. The Trees**

3.1 Eleven sessile oaks (*Quercus petraea*) were recorded during this survey. All are semi-mature and in varying condition.

3.2 The trees are growing at the top of a steep bank above the public highway to the north of Oak Tree Farm. Three residential properties are within falling distance of these trees.

3.3 Mr Isaac told the surveyor that the larch (*Larx* spp.) plantation that was growing immediately to the west of Oak Tree Farm had recently been felled because the trees were diseased. It has been assumed that the larch trees had been infected by sudden oak death (*Phytophthora ramorum*) as some of the oak trees inspected are showing signs of *Phytophthora* infection. The removal of this plantation to the west of the site will have exposed the oak trees to greater risk of windthrow from the prevailing south-westerly winds.

#### 4. Treeworks Required

##### 4.1

| Tree Number | Species | Work Required                                                  | Priority |
|-------------|---------|----------------------------------------------------------------|----------|
| T435        | Oak     | Reduce height by 4m and laterals on south side by 2m.          | 1 Year   |
| T436        | Oak     | Reduce crown by 2m in height.                                  | 1 Year   |
| T437        | Oak     | Reduce height by 4m and laterals on east side by 3m.           | 1 Year   |
| T438        | Oak     | Reduce height by 3m and laterals on north side of crown by 2m. | 1 Year   |
| T440        | Oak     | Fell                                                           | 6 Months |
| T441        | Oak     | Fell                                                           | 1 Year   |
| T442        | Oak     | Fell                                                           | 1 Year   |
| T443        | Oak     | Reduce height by 3m and laterals to east by 2m.                | 1 Year   |

4.2 All treeworks must be carried out in accordance with BS3998:2010 Recommendations for Treeworks.

4.3 The heights of the trees are recommended for reduction to reduce the risk of windthrow and any consequent risk for the adjacent highway and residential properties. The laterals of some trees are recommended for reduction to balance the crowns of the trees.



10<sup>th</sup> April 2026

Oak Tree Farm

## **APPENDIX**

## I. Survey Data

### Terms used in data tables

#### Tree Condition Survey

**Tree Ref:** corresponds to numbered metal tag attached to tree.

**Species:** common names are used for ease of reference.

**Height:** this is an estimated measurement to the nearest metre, unless otherwise stated.

**Crown spread:** this is an estimated measurement to the nearest metre, unless otherwise stated.

**Maturity:** NP – newly planted; Y – young, a tree in the first third of life expectancy; SM – semi-mature, a tree in the second half of life expectancy; M – mature, tree in final third of life expectancy; OM – over-mature, tree in decline; V – veteran, tree with major physiological decline, surviving beyond the typical age range for the species.

**Condition** – Poor, fair, good, dangerous, or dead. A tree in fair condition may have minor defects which may not necessarily require remedial action.

**Action Recommendations** – recommendations for work to rectify defects or hazards.

**Priority** – Urgent – tree is hazardous, and work should be carried out immediately. 3-6 months – safety issues that need to be dealt with swiftly. 1 year – works required for safety reasons or for the well being of the tree but not immediately urgent i.e. low target area. 3 years – minor works usually for aesthetic reasons i.e. reshaping crown.

Joanne & Lynforde Isaac  
Oak Tree Farm  
Brynamman



**RTAC**  
The Mooring Stone  
New Way  
Pembroke  
Pembrokeshire  
SA71 4DY

Phone: 07823332279

info@rtactrees.co.uk

## General Tree Assessment (Summary)

| Tree Ref                                                                                                                                                                                                                                                        | Species     | H (m) | Spr (m) | Maturity | Condition | Action Recommendations         | Hours | Priority | Done | Inspected |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------|---------|----------|-----------|--------------------------------|-------|----------|------|-----------|
| T434                                                                                                                                                                                                                                                            | Sessile Oak | 10    | 8       | SM       | Fair      | No action :: No action         |       |          | No   | 09-Apr-26 |
| Comment: Suppressed by T435; no resonance change when percussion test performed on lowest 1.5 metres of stem indicating low likelihood of decay in this area.                                                                                                   |             |       |         |          |           |                                |       |          |      |           |
| T435                                                                                                                                                                                                                                                            | Sessile Oak | 16    | 10      | SM       | Good      | Reduce crown(s) :: See Comment |       | 1 year   | No   | 09-Apr-26 |
| Comment: Reduce height by 4m and laterals on south side by 2m to reduce windthrow; 2 small exclusion cavities at base of stem; no resonance change when percussion test performed on lowest 1.5 metres of stem indicating low likelihood of decay in this area. |             |       |         |          |           |                                |       |          |      |           |
| T436                                                                                                                                                                                                                                                            | Sessile Oak | 16    | 6       | SM       | Good      | Reduce crown(s) :: See Comment |       | 1 year   | No   | 09-Apr-26 |
| Comment: Reduce crown by 2m in height; no resonance change when percussion test performed on lowest 1.5 metres of stem indicating low likelihood of decay in this area.                                                                                         |             |       |         |          |           |                                |       |          |      |           |
| T437                                                                                                                                                                                                                                                            | Sessile Oak | 16    | 9       | SM       | Good      | Reduce crown(s) :: See Comment |       | 1 year   | No   | 09-Apr-26 |
| Comment: Large jagged stub at 5m west side of stem; reduce height by 4m and laterals east side by 3m; no resonance change when percussion test performed on lowest 1.5 metres of stem indicating low likelihood of decay in this area.                          |             |       |         |          |           |                                |       |          |      |           |
| T438                                                                                                                                                                                                                                                            | Sessile Oak | 18    | 8       | SM       | Good      | Reduce crown(s) :: See Comment |       | 1 year   | No   | 09-Apr-26 |
| Comment: Reduce height by 3m and laterals on north side of crown by 2m; no resonance change when percussion test performed on lowest 1.5 metres of stem indicating low likelihood of decay in this area.                                                        |             |       |         |          |           |                                |       |          |      |           |
| <b>Age Classification:</b> NP Newly planted EM Early Mature<br>Y Young M Mature<br>SM Semi-mature OM Over Mature                                                                                                                                                |             |       |         |          |           |                                |       |          |      |           |
| <b>Condition:</b> Overall unless specified as - C Crown<br>S Stem<br>B Basal area                                                                                                                                                                               |             |       |         |          |           |                                |       |          |      |           |

| Tree Ref                                                                                                                                                                                                                                                                                                                                                | Species     | H (m) | Spr (m) | Maturity | Condition | Action Recommendations         | Hours | Priority | Done | Inspected |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------|---------|----------|-----------|--------------------------------|-------|----------|------|-----------|
| T439                                                                                                                                                                                                                                                                                                                                                    | Sessile Oak | 16    | 7       | SM       | Good      | No action :: No action         |       |          | No   | 09-Apr-26 |
| Comment: Leaning to west away from road; no resonance change when percussion test performed on lowest 1.5 metres of stem indicating low likelihood of decay in this area.                                                                                                                                                                               |             |       |         |          |           |                                |       |          |      |           |
| T440                                                                                                                                                                                                                                                                                                                                                    | Sessile Oak | 15    | 5       | SM       | Poor      | Fell :: Fell to ground level   |       | 6 Months | No   | 09-Apr-26 |
| Comment: Large area of dead bark from ground to 0.5m - likely to be Phytophthora ramorum.                                                                                                                                                                                                                                                               |             |       |         |          |           |                                |       |          |      |           |
| T441                                                                                                                                                                                                                                                                                                                                                    | Sessile Oak | 15    | 6       | SM       | Poor      | Fell :: Fell to ground level   |       | 1 year   | No   | 09-Apr-26 |
| Comment: Suppressed by T440; no resonance change when percussion test performed on lowest 1.5 metres of stem indicating low likelihood of decay in this area; tree in decline and leaning over road - suspected Phytophthora ramorum.                                                                                                                   |             |       |         |          |           |                                |       |          |      |           |
| T442                                                                                                                                                                                                                                                                                                                                                    | Sessile Oak | 14    | 4       | Dead     | Poor      | Fell :: Fell to ground level   |       | 1 year   | No   | 09-Apr-26 |
| Comment: Bleeding cankers on bark; bark at base dead and loose - suspected Phytophthora ramorum.                                                                                                                                                                                                                                                        |             |       |         |          |           |                                |       |          |      |           |
| T443                                                                                                                                                                                                                                                                                                                                                    | Sessile Oak | 16    | 6       | SM       | Fair      | Reduce crown(s) :: See Comment |       | 1 year   | No   | 09-Apr-26 |
| Comment: Damage to buttress west side and exposed roots - probably caused by removal of a secondary stem; no resonance change when percussion test performed on lowest 1.5 metres of stem indicating low likelihood of decay in this area. tree leaning to east; reduce height by 3m reduce laterals to east by 2m over road and neighbouring property. |             |       |         |          |           |                                |       |          |      |           |
| T444                                                                                                                                                                                                                                                                                                                                                    | Sessile Oak | 14    | 9       | SM       | Good      | No action :: No action         |       |          | No   | 09-Apr-26 |
| Comment: Outside wire fence - ownership uncertain; east stem topped at 8m; tree not accessible.                                                                                                                                                                                                                                                         |             |       |         |          |           |                                |       |          |      |           |
| <b>Age Classification:</b> NP Newly planted EM Early Mature Y Young M Mature SM Semi-mature OM Over Mature <b>Condition:</b> Overall unless specified as - C Crown S Stem B Basal area                                                                                                                                                                  |             |       |         |          |           |                                |       |          |      |           |

## Report selection criteria.

Projects.

Oak Tree Farm

--->

---> 1 year

---> 6 Months

Date Range.

Any Date

Work types.

----> Fell :: Fell to ground level

----> No action :: No action

----> Reduce crown(s) :: See Comment

Latest Survey.

All surveys for the selected trees.

---> Last survey for each selected tree.

Work Completed.

---> Work Completed

---> Work Not Completed

Number of trees in selected Project(s) **11**

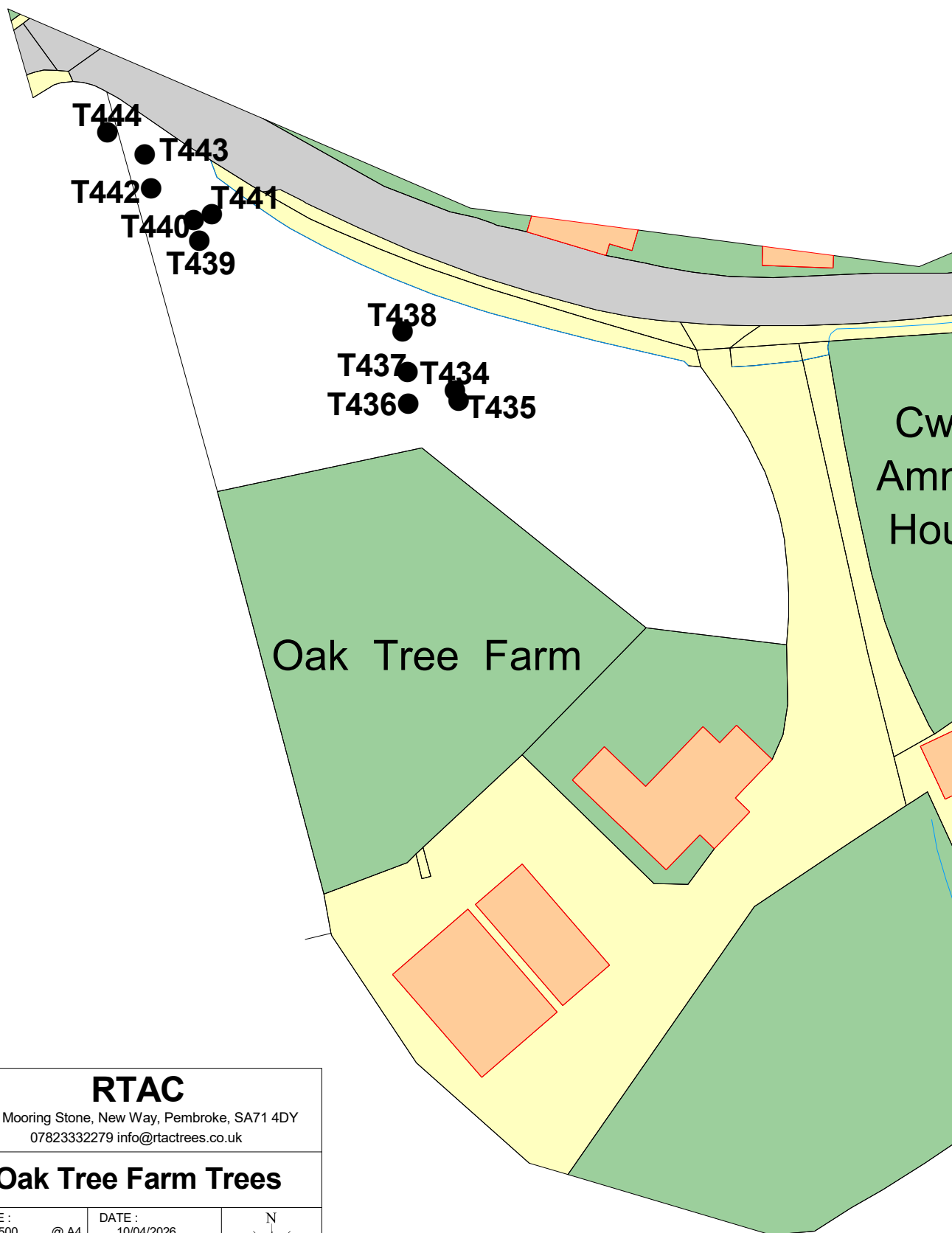
Number of trees in Report selection **11**



10<sup>th</sup> April 2026

Oak Tree Farm

## II. Site Plan



# RTAC

The Mooring Stone, New Way, Pembroke, SA71 4DY  
07823332279 info@rtactrees.co.uk

## Oak Tree Farm Trees

SCALE :  
1 : 500 @ A4

DATE :  
10/04/2026



MAP FILENAME :  
[Filename]

Map data shown may contain Ordnance Survey © products supplied by  
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### III. Photographs



Trees viewed from Oak Tree Farm



T440



T440



T443



Trees viewed from public highway

#### **IV. Qualifications**

**Qualifications:**

AA Technicians Certificate 2009  
BSc. Heritage Conservation 2ii  
Professional Tree Inspection 2024  
Electrical Arboriculture Units 1 and 2a  
NVQ Level 2 Environmental Conservation  
NPTC CS 30, 31, 39, climb trees and perform aerial rescue

**CPD:**

Bats and Arboriculture: A Practitioner's guide  
BS 5837:2012. Tree Surveying and Categorisation  
Subsidence 1-day workshop  
Assessment of Tree Forks: Assessment of Junctions for Risk Management

## **V. Bibliography**

Manual of Wood Decays in Trees (2003) Weber & Mattheck; The Arboricultural Association.

The Law of Trees, Forests and Hedgerows (2002) Mynors; Sweet and Maxwell, London.

Diagnosis of Ill-health in Trees (1994) Strouts and Winter; TSO.

British Standard 3998:2010 Recommendations for Tree Work UK; British Standards Institution.

The body language of trees (1994) Mattheck & Breloer; TSO.

Principles of tree hazard assessment and management (1999) Lonsdale; Forestry Commission.

Complete field guide to the Trees of Britain & Europe (2004) Johnson & More; Collins.

Assessment of Tree Forks: Assessment of Junctions for Risk Management (2016) Slater in association with Myerscough College; The Arboricultural Association.